



THE CITY OF SAN DIEGO

## REPORT TO THE HEARING OFFICER

HEARING DATE: November 24, 2004

REPORT NO. HO-04-193

ATTENTION: Hearing Officer

SUBJECT: **CAMPUS AT CARMEL VALLEY**  
PROJECT NUMBER 52712

LOCATION: El Camino Real, between High Bluff Drive and Valley Centre Drive

APPLICANT: Alfred F. deBerardinis, JMI Realty – Campus at Del Mar, LLC

### SUMMARY

Requested Action - Should the Hearing Officer approve an Extension of Time No. 152364 to extend Site Development Permit No. 40-0781?

#### Staff Recommendation -

1. Acknowledge that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301(k); and
2. APPROVE Extension of Time No. 152364 to extend Site Development Permit No. 40-0781.

Community Planning Group Recommendation – Carmel Valley Community Planning Board has not provided a recommendation on the extension of time request.

Environmental Review - The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301(k).

### BACKGROUND

The Campus at Carmel Valley project was heard by the Hearing Officer, a designated representative of the City Manager, on October 3, 2001. The project proposed and was approved to develop three three-story multi-tenant office buildings totaling 240,000 square feet with underground and surface parking for 822 vehicles, an interior health club, deli food facility,

grading totaling approximately 55,500 cubic yards of earthwork, landscaping, site walls and other design features. The Site Development Permit No. 40-0781 was valid for a period of three years from the original date of approval. The Owners of the property filed a request for an extension of time on September 29, 2004 for an additional three year period to maintain the validity of the approved site development permit.

## DISCUSSION

City staff has reviewed all relevant new regulations at the federal, state and local level to determine if any new conditions need to be applied to the approved Site Development Permit No. 40-0781. There are no new regulations applicable to this development which became effective after the approval date of October 3, 2001. In the absence of any required new conditions, the original Site Development Permit No. 40-0781 may be extended without the necessity for a new additional permit to approve the extension of time. The Hearing Officer's resolution of approval, recorded on title of the properties, will be sufficient to effectuate the extension of time.

## CONCLUSION

The proposed extension of time for the Campus at Carmel Valley project conforms to the land use designation and design guidelines specified in the Carmel Valley Community Plan. The project is compatible with surrounding existing and planned developments. Findings required to approve the extension of time are included in the draft resolution (Attachment 4).

## ALTERNATIVE

1. Approve extension of time to extend Site Development Permit No. 40-0781, with modifications.
2. Deny extension of time to extend Site Development Permit No. 40-0781, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

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John S. Fisher, Development Project Manager

### Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Draft Resolution with Findings
5. Ownership Disclosure Statement
6. Project Chronology